144.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	774,900 / 774,900
					USE VALUE:	774,900 / 774,900
					ASSESSED:	774,900 / 774,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARDING SARAH & JOHN
Owner 2:	
Owner 3:	
Street 1:	175 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RUSH SYDNEY & -
Owner 2:	TRAIL-SMITH MATTHEW -
Street 1:	175 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,640 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Wood Shingle Exterior and 1436 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4640.000	323,800	3,700	447,400	774,900
Total Card	0.107	323,800	3,700	447,400	774,900
Total Parcel	0.107	323,800	3,700	447,400	774,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 539.62 | /Parcel: 539.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	93785
GIS Ref	
GIS Ref	
Insp Date	04/20/18

!11207!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,800	3700	4,640.	447,400	774,900	774,900	Year End Roll	12/18/2019
2019	101	FV	246,900	3700	4,640.	419,400	670,000	670,000	Year End Roll	1/3/2019
2018	101	FV	197,200	3700	4,640.	346,700	547,600	547,600	Year End Roll	12/20/2017
2017	101	FV	197,200	3700	4,640.	318,700	519,600	519,600	Year End Roll	1/3/2017
2016	101	FV	197,200	3700	4,640.	290,800	491,700	491,700	Year End	1/4/2016
2015	101	FV	192,400	3700	4,640.	285,200	481,300	481,300	Year End Roll	12/11/2014
2014	101	FV	192,400	3700	4,640.	265,100	461,200	461,200	Year End Roll	12/16/2013
2013	101	FV	192,400	3700	4,640.	252,200	448,300	448,300		12/13/2012

PRINT

Date	Time
12/11/20	01:24:09

LAST REV

Date	Time
10/22/20	10:36:52
danam	
11207	

USER DEFINED

Prior Id # 1:	93785
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSH SYDNEY &,	71041-314	1	5/22/2018		850,000	No	No		
CAPOBIANCO ALEX	66218-98		10/13/2015		610,000	No	No		
	8299-238		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/21/2020	803	Siding	27,850	C				
1/29/2019	124	Redo Bas	7,500	C				
8/23/2018	1220	Redo Bat	9,000	C				
7/12/2018	962	Redo Bat	11,000	C				
6/23/2017	743	Inter Fi	66,910	C				
6/1/2016	706	Wood Dec	1,500					repair deck
4/16/2015	349	Re-Roof	65,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/17/2019	SQ Returned	JO	Jenny O
4/20/2018	Meas/Inspect	DGM	D Mann
5/27/2015	Permit Insp	PC	PHIL C
11/18/2008	Meas/Inspect	355	PATRIOT
11/17/1999	Meas/Inspect	270	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4640		Sq. Ft.	Site		0	80.	1.21	9									447,359						447,400	

Total AC/HA: 0.10652 | Total SF/SM: 4640 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 447,359 | Spl Credit | Total: 447,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	167.029
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362958
Depreciation:	39199
Depreciated Total:	323758

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

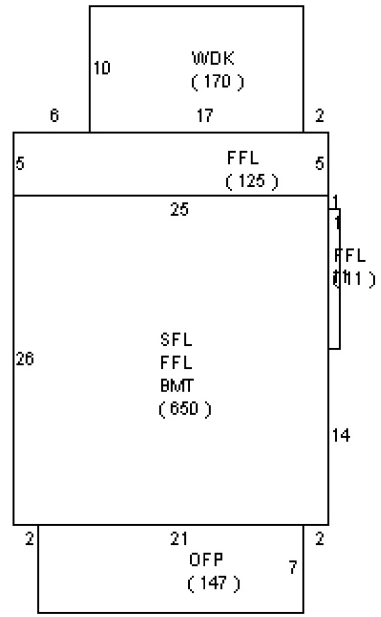
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.03
Special Features:	0	Val/Su Net:	134.75
Final Total:	323800	Val/Su SzAd	225.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	786	167.030	131,285
BMT	Basement	650	50.110	32,571
SFL	Second Floor	650	167.030	108,569
WDK	Deck	170	11.760	1,999
OFP	Open Porch	147	27.440	4,034

Net Sketched Area:	2,403			Total:	278,458
Size Ad	1436	Gross Are	2403	FinArea	1436

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

144.0-0002-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700